045.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,800 / 915,800
					USE VALUE:	915,800 / 915,800
					ASSESSED:	915,800 / 915,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		CHESTNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISCHER DAVID P
Owner 2:	
Owner 3:	
Street 1:	17 CHESTNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WRIGHT ALAN J & MARIE R TRS -
Owner 2:	WRIGHT FAMILY REALTY TRUST -
Street 1:	17 CHESTNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,710 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1900, having primarily Aluminum Exterior and 2990 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4934.400	252,672		333,440	586,112
340	2775.600	142,128		187,560	329,688
Total Card	0.177	394,800		521,000	915,800
Total Parcel	0.177	394,800		521,000	915,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.28 | /Parcel: 306.2

Legal Description

User Acct 31744

GIS Ref

GIS Ref

Insp Date 09/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 045.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	394,800	0	7,710.	521,000	915,800	915,800	Year End Roll	12/18/2019
2019	013	FV	322,500	0	7,710.	553,600	876,100	876,100	Year End Roll	1/3/2019
2018	013	FV	322,500	0	7,710.	403,800	726,300	726,300	Year End Roll	12/20/2017
2017	013	FV	322,500	0	7,710.	351,700	674,200	674,200	Year End Roll	1/3/2017
2016	013	FV	322,500	0	7,710.	299,600	622,100	622,100	Year End	1/4/2016
2015	013	FV	317,200	0	7,710.	293,100	610,300	610,300	Year End Roll	12/11/2014
2014	013	FV	317,200	0	7,710.	241,000	558,200	558,200	Year End Roll	12/16/2013
2013	013	FV	317,200	0	7,710.	229,300	546,500	546,500		12/13/2012

!3812!

PRINT

Date	Time
12/10/20	18:57:18

LAST REV

Date	Time
11/12/20	08:11:42
jorourke	
3812	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT ALAN J &	75463-183	1	8/26/2020		1,195,000	No	No		
WRIGHT ALAN J-E	22395-597		9/15/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	31744
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2018	1011	Insulate	1,953	C				
10/16/2013	1533	Manual	3,300	C				
3/6/2013	297	Re-Roof	14,120	C				
7/11/1998	472	Redo Bas	8,500					FINISH BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
5/14/2019	I & E Return	MM	Mary M
9/11/2018	MEAS&NOTICE	PH	Patrick H
2/21/2017	I & E Return	EMK	Ellen K
4/1/2016	I & E Return	MM	Mary M
1/28/2014	Info Fm Prmt	EMK	Ellen K
5/24/2013	Info Fm Prmt	EMK	Ellen K
8/3/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7710		Sq. Ft.	Site		0	80.	0.84	1									521,042	340	36				521,000	

Total AC/HA: 0.17700 | Total SF/SM: 7710 | Parcel LUC: 013 | Res. / Comm. | Prime NB Desc: ARLINGTON | Total: 521,042 | Spl Credit | Total: 521,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:	340	Alt %:	36
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	1.10161281
Const Adj.:	1.00000000
Adj $ / SQ:	132.194
Other Features:	99315
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572106
Depreciation:	177353
Depreciated Total:	394753

COMMENTS

DRAWING CORRECTED-USE CHANGED 2/12/98
INSP OFC AND BMT ONLY BREAK ROOM IN
BMT GAS FHA IN OFC. DENTIST OFFICE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4			Baths: 2			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

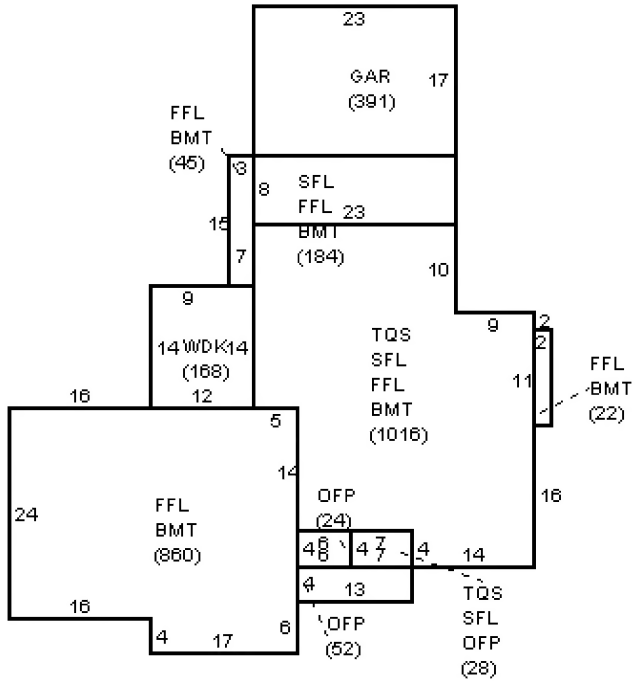
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.41
Special Features:	0	Val/Su Net:	80.03
Final Total:	394800	Val/Su SzAd	169.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,313	132.190	305,764
BMT	Basement	2,217	47.390	105,067
GAR	Garage	391	21.390	8,365
TFL	Third Floor	8	132.190	1,058
SFL	Second Floor	4	132.190	529

Net Sketched Area:	4,933			Total:	420,783
Size Ad	2325	Gross Are	4933	FinArea	2990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
FFL	100	OFC	36		1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	